028.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,033,400	/	1,033,400
USE VALUE:	1,033,400	/	1,033,400
ASSESSED:	1,033,400	/	1,033,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRARO DEBORAH
Owner 2:	
Owner 3:	
Street 1:	24 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Stucco Exterior and 3408 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	572,600	6,000	454,800	1,033,400
Total Card	0.114	572,600	6,000	454,800	1,033,400
Total Parcel	0.114	572,600	6,000	454,800	1,033,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.23 | /Parcel: 303.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19116
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!2319!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	572,600	6000	4,950.	454,800	1,033,400		Year end	12/23/2021
2021	104	FV	546,100	6000	4,950.	454,800	1,006,900		Year End Roll	12/10/2020
2020	104	FV	546,100	6000	4,950.	454,800	1,006,900	1,006,900	Year End Roll	12/18/2019
2019	104	FV	413,900	6000	4,950.	483,200	903,100	903,100	Year End Roll	1/3/2019
2018	104	FV	413,900	6000	4,950.	352,500	772,400	772,400	Year End Roll	12/20/2017
2017	104	FV	387,600	6000	4,950.	307,000	700,600	700,600	Year End Roll	1/3/2017
2016	104	FV	387,600	6000	4,950.	261,500	655,100	655,100	Year End	1/4/2016
2015	104	FV	344,200	6000	4,950.	255,800	606,000	606,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:20:26

LAST REV

Date	Time
09/26/18	09:13:44
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12746-282		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	19116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Info By Phon	DGM	D Mann
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	197	PATRIOT
4/29/2000	Inspected	243	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95809853
Const Adj.:	0.99594003
Adj $ / SQ:	171.758
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778007
Depreciation:	205394
Depreciated Total:	572613

COMMENTS

TQS/SFL ELEC HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

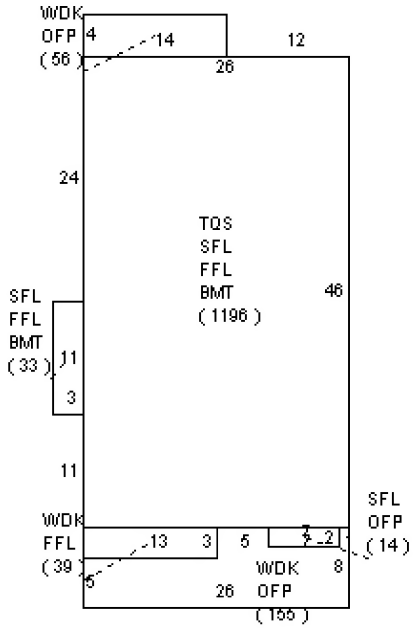
No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.76
Special Features:	0	Val/Su Net:	112.01
Final Total:	572600	Val/Su SzAd	168.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,268	171.760	217,789
SFL	Second Floor	1,243	171.760	213,495
BMT	Basement	1,229	51.530	63,327
TQS	3/4 Story	897	171.760	154,067
WDK	Deck	250	9.960	2,490
OFP	Open Porch	225	23.740	5,341

Net Sketched Area:	5,112			Total:	656,509
Size Ad	3408	Gross Area	5411	FinArea	3408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X25	A	AV	1930	20.00	T	40	104			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000